118.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,700 / 714,700
					USE VALUE:	714,700 / 714,700
					ASSESSED:	714,700 / 714,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
306		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZEVITAS MARK
Owner 2:	
Owner 3:	
Street 1:	306 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHALMERS ROBERT/KRISTIN -
Owner 2:	-
Street 1:	306 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,396 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 1885 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7396.000	310,300		404,400	714,700
Total Card	0.170	310,300		404,400	714,700
Total Parcel	0.170	310,300		404,400	714,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.15 | /Parcel: 379.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76134
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,300	0	7,396.	404,400	714,700	714,700	Year End Roll	12/18/2019
2019	101	FV	245,300	0	7,396.	410,200	655,500	655,500	Year End Roll	1/3/2019
2018	101	FV	245,300	0	7,396.	306,200	551,500	551,500	Year End Roll	12/20/2017
2017	101	FV	245,300	0	7,396.	277,300	522,600	522,600	Year End Roll	1/3/2017
2016	101	FV	245,300	0	7,396.	265,700	511,000	511,000	Year End	1/4/2016
2015	101	FV	239,200	0	7,396.	225,300	464,500	464,500	Year End Roll	12/11/2014
2014	101	FV	239,200	0	7,396.	213,700	452,900	452,900	Year End Roll	12/16/2013
2013	101	FV	239,200	0	7,396.	203,300	442,500	442,500		12/13/2012

!9170!

PRINT

Date	Time
12/10/20	23:40:41

LAST REV

Date	Time
07/18/19	14:54:22
danam	
9170	

USER DEFINED

Prior Id # 1:	76134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHALMERS ROBERT	1473-134		6/30/2015		521,000	No	No		
NAKAJIMA SUANNE	1319-10		4/28/2006		475,000	No	No		
LYNCH JOHN F &	1284-108		5/18/2004		450,000	No	No		
	836-13		6/14/1973		28,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2019	355	Solar Pa	26,000	C				
6/14/2017	680	Re-Roof	3,540	C				
5/10/2017	540	Solar Pa	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Meas/Inspect	372	PATRIOT
9/27/2006	MLS	HC	Helen Chinal
10/2/2004	MLS	MM	Mary M
3/9/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7396		Sq. Ft.	Site		0	70.	0.78	5			Topo	-10					404,387						404,400	

Total AC/HA:	0.16979	Total SF/SM:	7396	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	404,387	Spl Credit		Total:	404,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381216
Depreciation:	70906
Depreciated Total:	310310

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

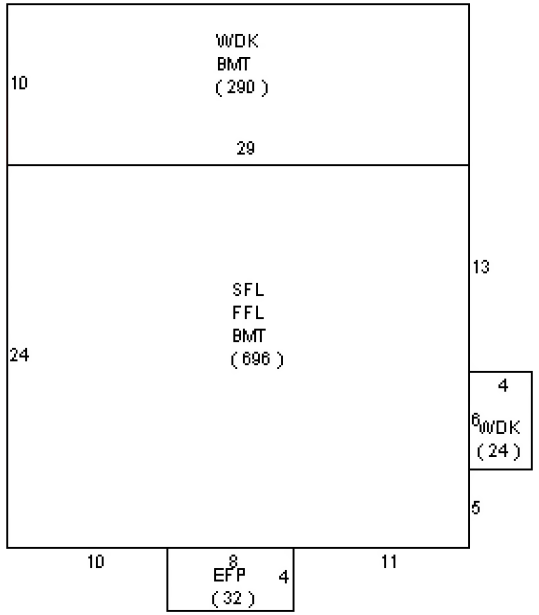
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	113.91
Final Total:	310300	Val/Su SzAd	222.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	986	67.070	66,132
FFL	First Floor	696	168.730	117,438
SFL	Second Floor	696	168.730	117,438
WDK	Deck	314	9.180	2,884
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	2,724			Total:	306,215
Size Ad	1392	Gross Are	2724	FinArea	1885

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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